

**NOTICE OF CITY COUNCIL PUBLIC HEARING
ON PROPOSED LAND USE CODE TEXT AMENDMENTS:**

**NEW HEARING ON DECEMBER 5, 2005:
PROPOSAL TO INCREASE THE PERMITTED SIZE OF AN EXPANDED OR
REPLACED GROCERY STORE IN NC1 ZONES FROM 10,000 SF TO 23,000 SF IN
CERTAIN CIRCUMSTANCES**

The City Council has prepared legislation to amend the Seattle Municipal Code to increase the maximum permitted size of use for expansion or replacement of existing grocery stores in Neighborhood Commercial 1 (NC1) zones from 10,000 SF to 23,000 SF subject to conditions that are intended to limit possible locations and mitigate impacts such as from loading activities or increases in traffic. A public hearing was held on the original proposal on September 26, 2005.

The City Council's Urban Development and Planning (UDP) Committee is seeking additional public input on an amended version of the proposed ordinance. The Committee added a condition limiting potential locations to zones of contiguous NC1 zoned land that is at least three (3) acres in size. In addition the Committee may consider additional changes, including:

1. Adding a condition that any proposed expansion in excess of 10,000 SF must be compatible with the character and scale of the area in which it is located; and
2. Making the Director's determination, on whether a proposed expansion meets some or all of the conditions for increasing size of use, a Special or Conditional use which are Type II, appealable decisions.

The UDP Committee may consider additional conditions and welcomes suggestions regarding the conditions in which larger stores may be permitted.

PUBLIC HEARING

The City Council's Urban Development and Planning Committee will hold a public hearing to take comments on the proposal on Monday, December 5, 2005 at 6:00 p.m. in the Council's Chamber, 2nd floor, Seattle City Hall, 600 Fourth Avenue. The entrances to City Hall are located on the west side of Fifth Avenue, and the east side of Fourth Avenue, between James and Cherry Streets. For those who wish to testify, a sign-up sheet will be available outside the Council Chamber one-half hour before the public hearing.

Questions concerning the public hearing process should be directed to Neil Powers in Councilmember Steinbrueck's office, by calling 684-8804 or via e-mail at: neil.powers@seattle.gov.

Print and communications access is provided on prior request. Please contact Neil Powers at 684-8804 as soon as possible to request accommodations for a disability.

Written Comments

Written comments will be accepted through 5:00 PM on December 4. Please send comments to Neil Powers or:

**Councilmember Peter Steinbrueck
Legislative Department
600 Fourth Avenue Floor 2
PO Box 34025
Seattle, WA 98124-4025**

Written comments may be submitted at the public hearing as well.

INFORMATION AVAILABLE

Copies of the proposal are available from the DPD Public Resource Center, 700 5th Avenue, Suite 2000 in the Seattle Municipal Tower, 684-8467. The Public Resource Center is open 8:00 a.m. to 5:00 p.m. on Monday, Wednesday, Thursday, Friday and 10:00 a.m. to 5:00 p.m. on Tuesday.

The proposed ordinance as amended is also available through the City's website at www.seattle.gov/dpd/planning/nbds, and for review at Neighborhood Service Centers and libraries.

Questions regarding the proposed amendments should be directed to Bob Morgan, City Council Central Staff, 684-8150 or bob.morgan@seattle.gov